

## HOUSING NOW

Ottawa<sup>1</sup>

Canada Mortgage and Housing Corporation

Date Released: May 2009

## New Home Market

## Volatility in Apartment Starts Leading to Weakness in April

The Ottawa Census Metropolitan Area (CMA) registered 350 new starts in April compared to the unusually high 813 for the same month last year.

The townhome and single-family detached home segments declined the least in April. Single-detached construction, viewed as a barometer for the strength of the new construction market, showed relative stability.

The Capital City's monthly new construction activity relies on the highly volatile condominium apartment segment, which added only 24 new units in April. Nevertheless,

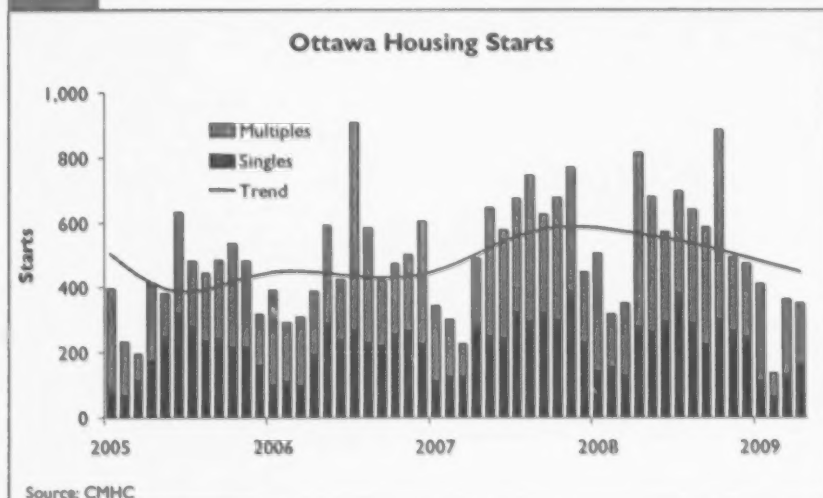
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<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

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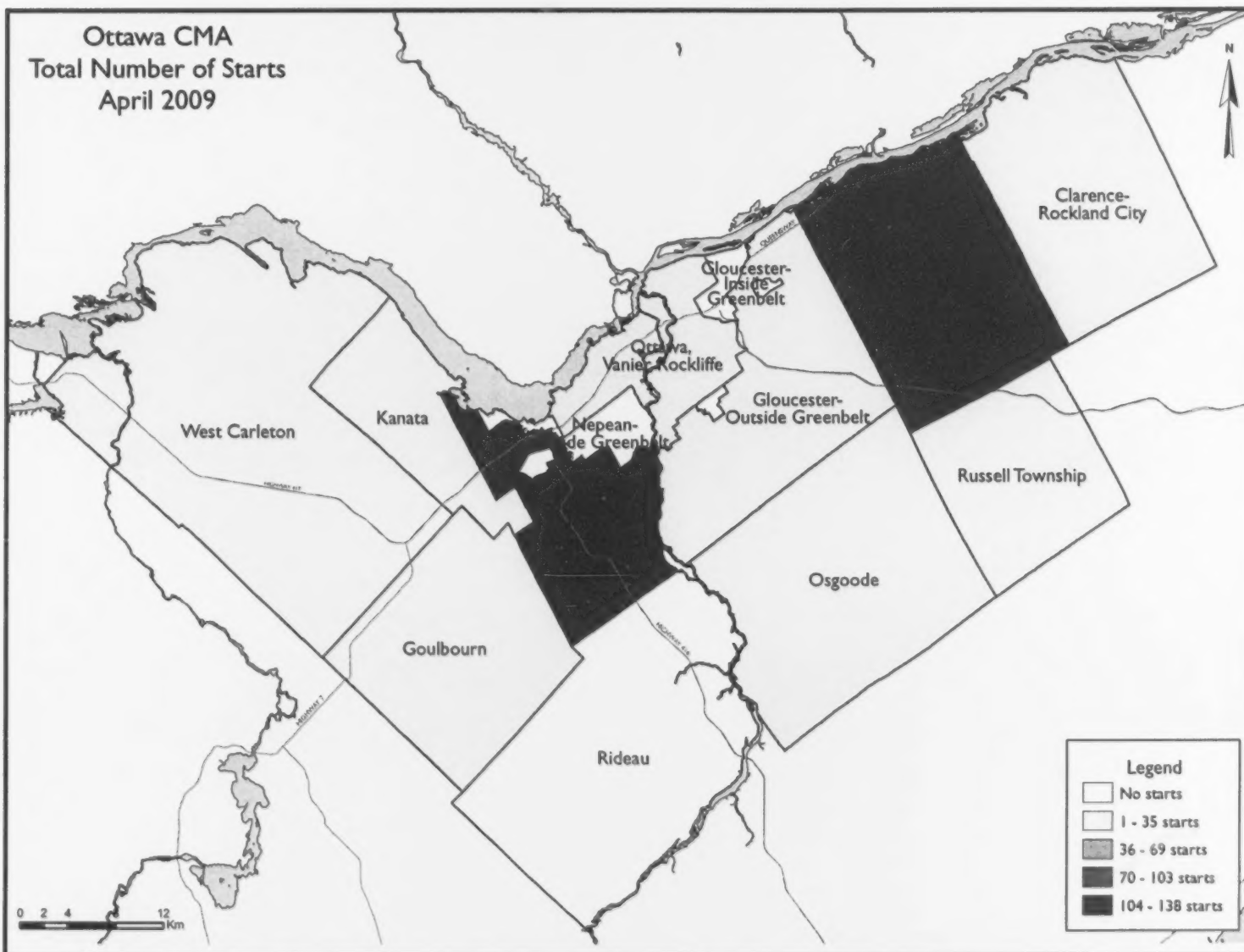
Ottawa's core still leads total construction so far this year, thanks to a good first quarter of condominium apartment starts.

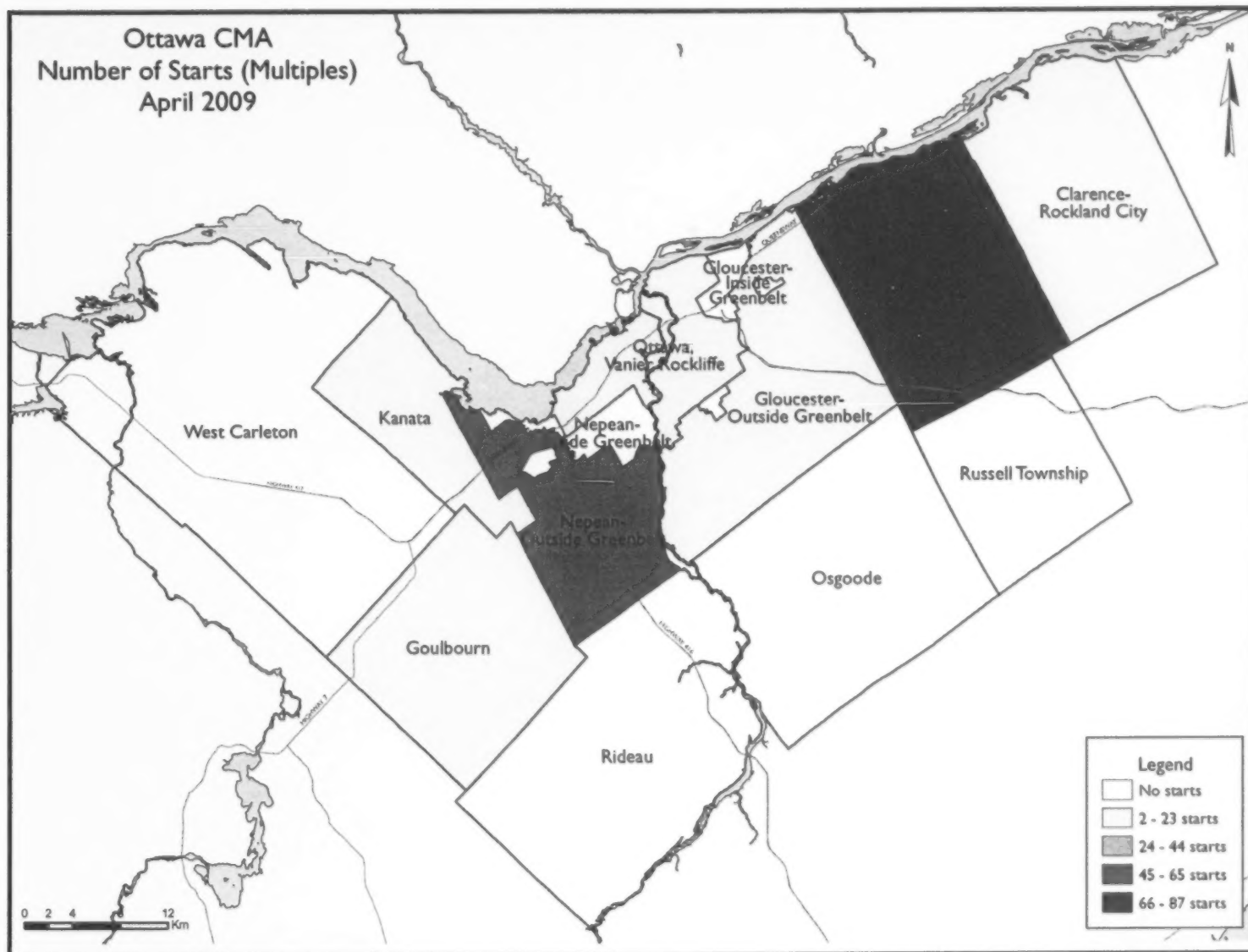
New construction in April was highly concentrated in only a few pockets of activity. Builders were kept busy in the Nepean area (outside the Greenbelt), with 80 new

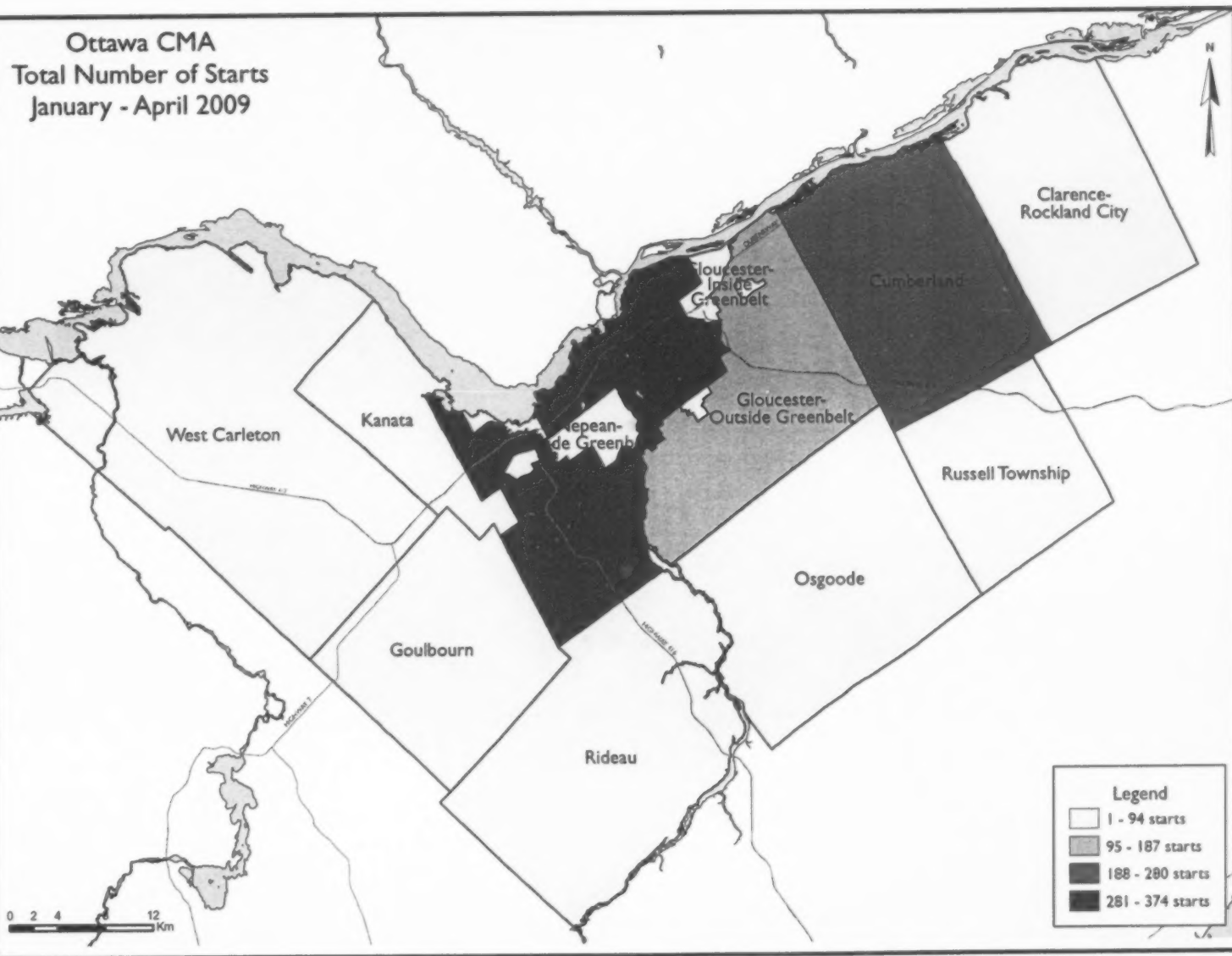
single-detached homes and 58 townhomes. The only other region with significant activity was Cumberland, where 111 new starts broke ground. Together, they accounted for over 71 per cent of total monthly starts.

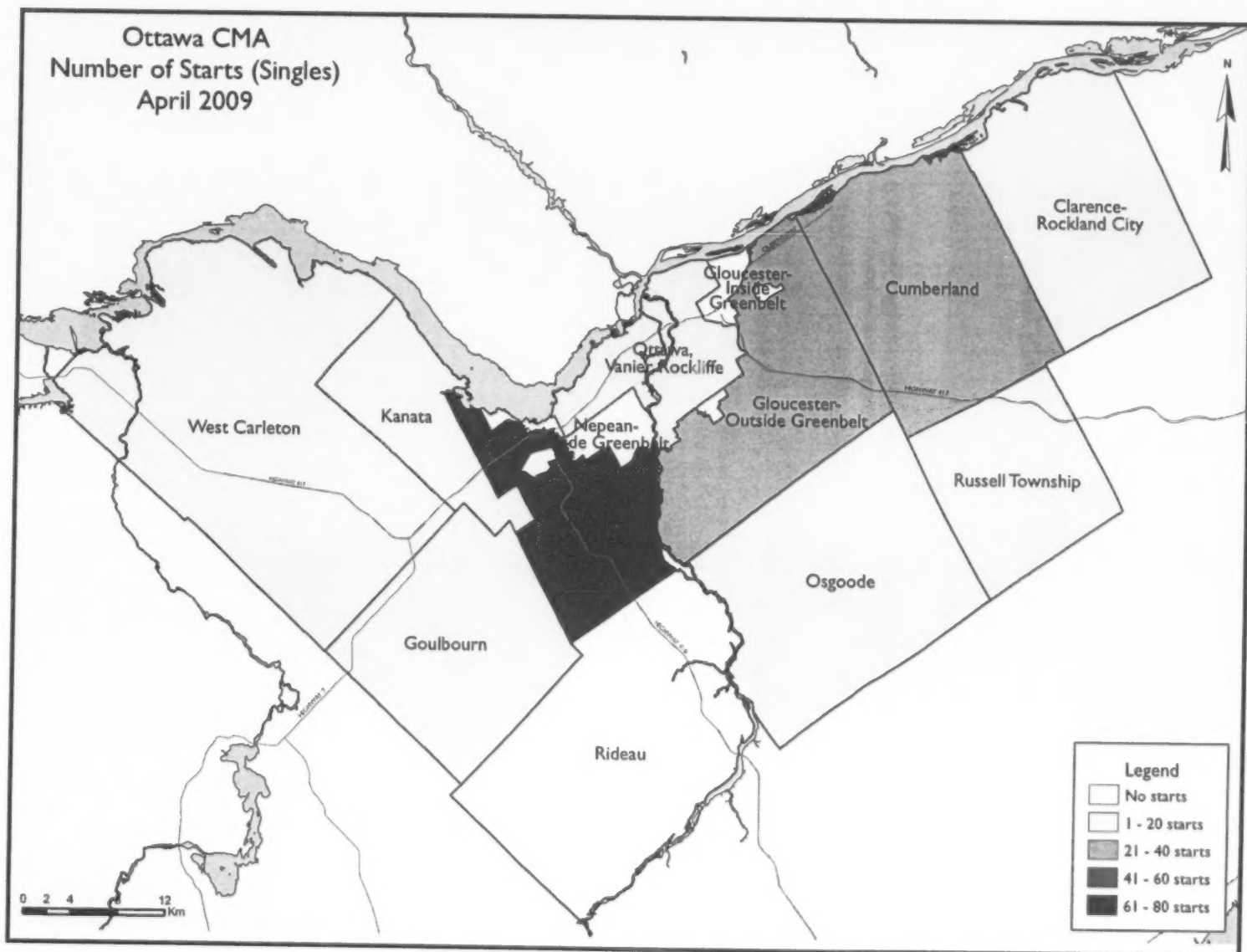
Year to date, the areas with a rise in construction activity from a year ago

are the Downtown core and Gloucester, up 20.6 per cent and 17.7 per cent respectively. Conversely, affordability concerns continue to weigh heavily on the pace of suburban new home development, with Goulbourn and Kanata both cutting their pace from last year by almost 80 per cent.

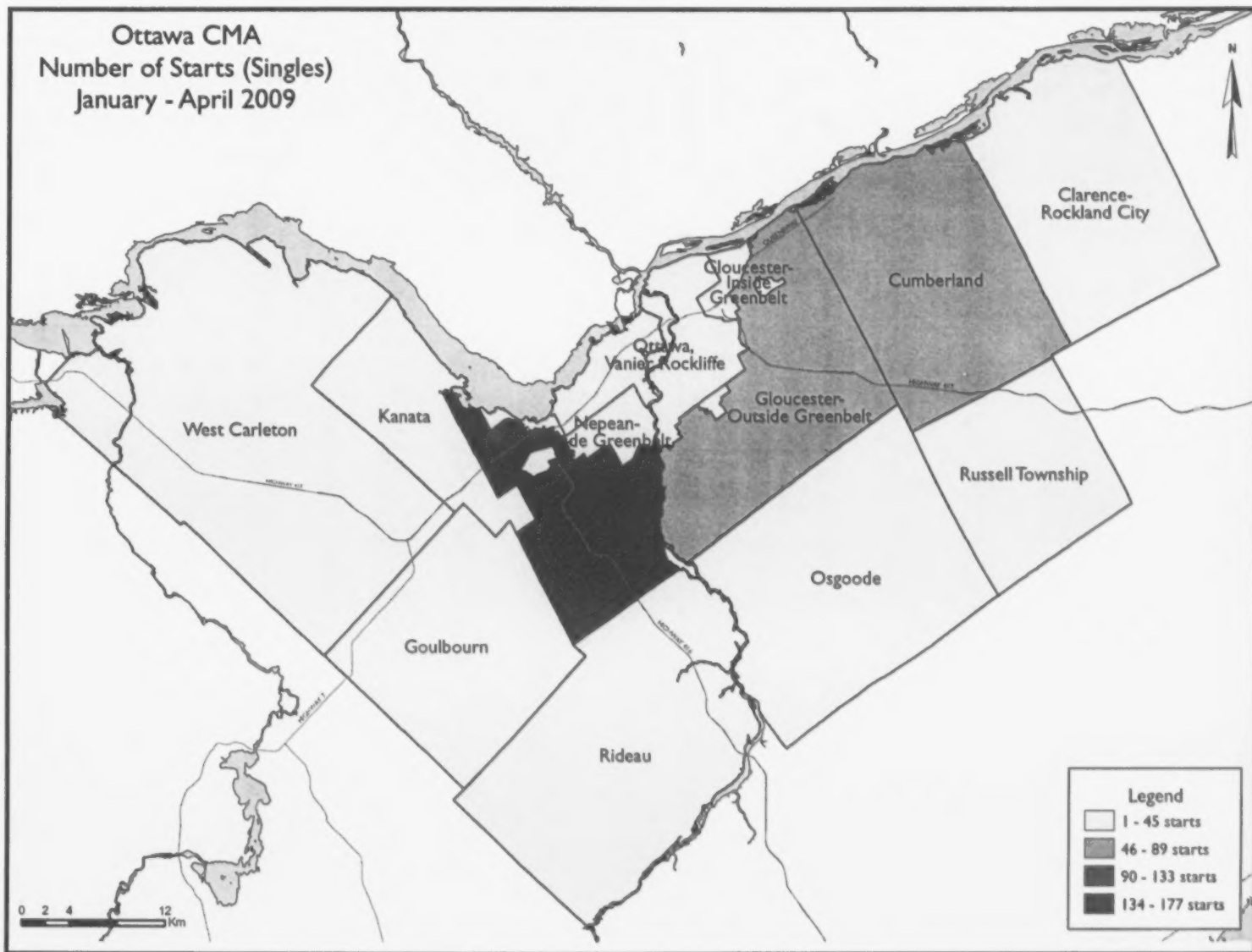


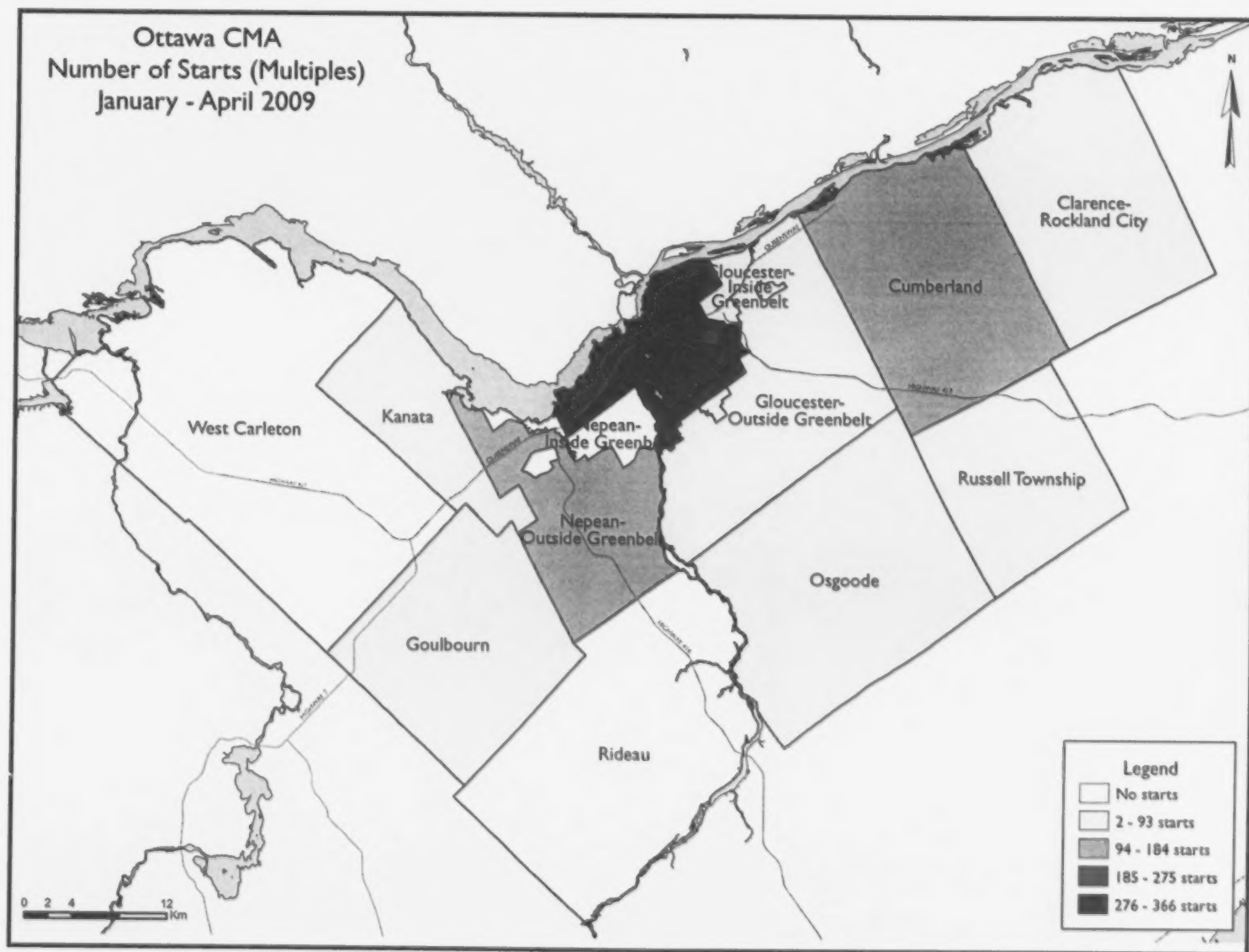














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- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)

	April 2009								
	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
April 2009	166	18	142	0	0	24	0	0	350
April 2008	276	16	204	0	0	184	0	133	813
% Change	-39.9	12.5	-30.4	n/a	n/a	-87.0	n/a	-100.0	-56.9
Year-to-date 2009	469	53	363	0	0	371	3	0	1,259
Year-to-date 2008	695	30	542	0	10	573	0	133	1,983
% Change	-32.5	76.7	-33.0	n/a	-100.0	-35.3	n/a	-100.0	-36.5
<b>UNDER CONSTRUCTION</b>									
April 2009	1,525	155	1,193	0	28	1,984	14	159	5,058
April 2008	1,702	136	1,346	0	70	1,829	22	313	5,418
% Change	-10.4	14.0	-11.4	n/a	-60.0	8.5	-36.4	-49.2	-6.6
<b>COMPLETIONS</b>									
April 2009	209	8	142	0	0	95	0	0	454
April 2008	218	18	124	0	0	38	5	0	403
% Change	-4.1	-55.6	14.5	n/a	n/a	150.0	-100.0	n/a	12.7
Year-to-date 2009	815	59	519	0	0	302	0	69	1,764
Year-to-date 2008	831	74	348	0	15	260	7	30	1,565
% Change	-1.9	-20.3	49.1	n/a	-100.0	16.2	-100.0	130.0	12.7
<b>COMPLETED &amp; NOT ABSORBED</b>									
April 2009	41	19	91	0	1	153	3	29	337
April 2008	20	6	78	0	5	196	3	18	326
% Change	105.0	**	16.7	n/a	-80.0	-21.9	0.0	61.1	3.4
<b>ABSORBED</b>									
April 2009	214	1	139	0	0	92	0	0	446
April 2008	231	18	114	0	0	44	0	0	407
% Change	-7.4	-94.4	21.9	n/a	n/a	109.1	n/a	n/a	9.6
Year-to-date 2009	819	52	511	0	0	300	1	47	1,730
Year-to-date 2008	850	83	365	0	18	289	2	2	1,609
% Change	-3.6	-37.3	40.0	n/a	-100.0	3.8	-50.0	**	7.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
April 2009	155	16	142	0	0	24	0	0	337
April 2008	265	16	204	0	0	184	0	133	802
Ottawa, Vanier, Rockcliffe									
April 2009	2	4	6	0	0	0	0	0	12
April 2008	11	0	0	0	0	27	0	0	38
Nepean inside greenbelt									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2009	80	0	58	0	0	0	0	0	138
April 2008	26	4	85	0	0	0	0	0	115
Gloucester inside greenbelt									
April 2009	2	4	11	0	0	0	0	0	17
April 2008	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2009	22	0	3	0	0	0	0	0	25
April 2008	25	0	0	0	0	0	0	0	25
Kanata									
April 2009	14	4	14	0	0	0	0	0	32
April 2008	51	4	22	0	0	0	0	133	210
Cumberland									
April 2009	24	8	55	0	0	24	0	0	111
April 2008	51	0	60	0	0	145	0	0	256
Goulbourn									
April 2009	8	0	6	0	0	0	0	0	14
April 2008	77	4	8	0	0	12	0	0	101
West Carleton									
April 2009	1	0	0	0	0	0	0	0	1
April 2008	8	0	18	0	0	0	0	0	26
Rideau									
April 2009	1	0	0	0	0	0	0	0	1
April 2008	0	0	0	0	0	0	0	0	0
Osgoode									
April 2009	4	0	0	0	0	0	0	0	4
April 2008	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
April 2009	2	2	0	0	0	0	0	0	4
April 2008	6	0	0	0	0	0	0	0	6
Russell Township									
April 2009	9	0	0	0	0	0	0	0	9
April 2008	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
April 2009	166	18	142	0	0	24	0	0	350
April 2008	276	16	204	0	0	184	0	133	813

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
April 2009	1,454	142	1,179	0	28	1,950	14	150	4,917
April 2008	1,651	134	1,346	0	70	1,829	20	298	5,348
Ottawa, Vanier, Rockcliffe									
April 2009	69	58	112	0	0	1,368	14	17	1,638
April 2008	76	44	54	0	0	1,223	3	117	1,517
Nepean inside greenbelt									
April 2009	8	2	23	0	0	225	0	0	258
April 2008	6	0	66	0	0	167	0	0	239
Nepean outside greenbelt									
April 2009	509	2	262	0	0	56	0	0	829
April 2008	316	8	331	0	4	124	0	0	783
Gloucester inside greenbelt									
April 2009	13	4	30	0	0	0	0	0	47
April 2008	26	10	131	0	0	8	9	48	232
Gloucester outside greenbelt									
April 2009	153	10	149	0	28	124	0	0	464
April 2008	159	8	104	0	0	26	8	0	305
Kanata									
April 2009	181	20	325	0	0	0	0	133	659
April 2008	282	22	252	0	2	0	0	133	691
Cumberland									
April 2009	191	12	193	0	0	153	0	0	549
April 2008	245	14	259	0	64	185	0	0	767
Goulbourn									
April 2009	151	30	67	0	0	24	0	0	272
April 2008	381	26	94	0	0	96	0	0	597
West Carleton									
April 2009	73	0	18	0	0	0	0	0	91
April 2008	59	0	55	0	0	0	0	0	114
Rideau									
April 2009	23	0	0	0	0	0	0	0	23
April 2008	23	0	0	0	0	0	0	0	23
Osgoode									
April 2009	83	4	0	0	0	0	0	0	87
April 2008	78	2	0	0	0	0	0	0	80
Clarence-Rockland City									
April 2009	31	10	14	0	0	34	0	0	89
April 2008	31	2	0	0	0	0	2	15	50
Russell Township									
April 2009	40	3	0	0	0	0	0	9	52
April 2008	20	0	0	0	0	0	0	0	20
Ottawa-Gatineau CMA (Ontario portion)									
April 2009	1,525	155	1,193	0	28	1,984	14	159	5,058
April 2008	1,702	136	1,346	0	70	1,829	22	313	5,418

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**April 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
April 2009	191	8	142	0	0	95	0	0	436
April 2008	203	18	124	0	0	24	5	0	374
Ottawa, Vanier, Rockcliffe									
April 2009	3	6	0	0	0	25	0	0	34
April 2008	11	0	5	0	0	0	0	0	16
Nepean inside greenbelt									
April 2009	0	0	0	0	0	48	0	0	48
April 2008	1	2	0	0	0	0	0	0	3
Nepean outside greenbelt									
April 2009	52	0	16	0	0	12	0	0	80
April 2008	26	0	21	0	0	12	0	0	59
Gloucester inside greenbelt									
April 2009	0	0	13	0	0	0	0	0	13
April 2008	9	2	5	0	0	0	5	0	21
Gloucester outside greenbelt									
April 2009	28	0	8	0	0	10	0	0	46
April 2008	30	2	11	0	0	0	0	0	43
Kanata									
April 2009	19	0	34	0	0	0	0	0	53
April 2008	21	4	27	0	0	0	0	0	52
Cumberland									
April 2009	30	0	49	0	0	0	0	0	79
April 2008	50	8	45	0	0	0	0	0	103
Goulbourn									
April 2009	34	0	16	0	0	0	0	0	50
April 2008	31	0	10	0	0	12	0	0	53
West Carleton									
April 2009	16	0	6	0	0	0	0	0	22
April 2008	6	0	0	0	0	0	0	0	6
Rideau									
April 2009	3	0	0	0	0	0	0	0	3
April 2008	7	0	0	0	0	0	0	0	7
Osgoode									
April 2009	6	2	0	0	0	0	0	0	8
April 2008	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
April 2009	7	0	0	0	0	0	0	0	7
April 2008	5	0	0	0	0	0	0	0	5
Russell Township									
April 2009	11	0	0	0	0	0	0	0	11
April 2008	10	0	0	0	0	14	0	0	24
Ottawa-Gatineau CMA (Ontario portion)									
April 2009	209	8	142	0	0	95	0	0	454
April 2008	218	18	124	0	0	38	5	0	403

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2009	32	19	91	0	1	141	3	29	316
April 2008	17	6	78	0	5	196	3	18	323
Ottawa, Vanier, Rockcliffe									
April 2009	1	13	9	0	0	108	0	4	135
April 2008	1	4	8	0	0	139	0	18	170
Nepean inside greenbelt									
April 2009	0	0	2	0	0	8	0	25	35
April 2008	0	0	3	0	0	20	0	0	23
Nepean outside greenbelt									
April 2009	0	0	11	0	1	15	1	0	28
April 2008	1	0	20	0	4	19	1	0	45
Gloucester inside greenbelt									
April 2009	0	2	2	0	0	8	0	0	12
April 2008	0	0	3	0	0	8	0	0	11
Gloucester outside greenbelt									
April 2009	8	2	16	0	0	1	2	0	29
April 2008	0	0	13	0	0	3	2	0	18
Kanata									
April 2009	3	0	17	0	0	0	0	0	20
April 2008	2	2	8	0	1	1	0	0	14
Cumberland									
April 2009	8	0	19	0	0	0	0	0	27
April 2008	4	0	11	0	0	1	0	0	16
Goulbourn									
April 2009	1	0	9	0	0	1	0	0	11
April 2008	0	0	12	0	0	5	0	0	17
West Carleton									
April 2009	1	0	6	0	0	0	0	0	7
April 2008	2	0	0	0	0	0	0	0	2
Rideau									
April 2009	1	0	0	0	0	0	0	0	1
April 2008	0	0	0	0	0	0	0	0	0
Osgoode									
April 2009	9	2	0	0	0	0	0	0	11
April 2008	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
April 2009	0	0	0	0	0	12	0	0	12
April 2008	0	0	0	0	0	0	0	0	0
Russell Township									
April 2009	9	0	0	0	0	0	0	0	9
April 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
April 2009	41	19	91	0	1	153	3	29	337
April 2008	20	6	78	0	5	196	3	18	323

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**April 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
April 2009	202	1	139	0	0	92	0	0	434
April 2008	214	18	114	0	0	30	0	0	376
Ottawa, Vanier, Rockcliffe									
April 2009	3	1	0	0	0	23	0	0	27
April 2008	11	1	3	0	0	6	0	0	21
Nepean inside greenbelt									
April 2009	0	0	1	0	0	48	0	0	49
April 2008	1	2	0	0	0	2	0	0	5
Nepean outside greenbelt									
April 2009	52	0	16	0	0	11	0	0	79
April 2008	27	1	17	0	0	10	0	0	55
Gloucester inside greenbelt									
April 2009	0	0	13	0	0	0	0	0	13
April 2008	9	2	5	0	0	0	0	0	16
Gloucester outside greenbelt									
April 2009	29	0	5	0	0	10	0	0	44
April 2008	33	2	11	0	0	0	0	0	46
Kanata									
April 2009	22	0	32	0	0	0	0	0	54
April 2008	21	2	26	0	0	0	0	0	49
Cumberland									
April 2009	37	0	49	0	0	0	0	0	86
April 2008	59	8	45	0	0	1	0	0	113
Goulbourn									
April 2009	34	0	16	0	0	0	0	0	50
April 2008	31	0	7	0	0	11	0	0	49
West Carleton									
April 2009	16	0	7	0	0	0	0	0	23
April 2008	6	0	0	0	0	0	0	0	6
Rideau									
April 2009	3	0	0	0	0	0	0	0	3
April 2008	8	0	0	0	0	0	0	0	8
Osgoode									
April 2009	6	0	0	0	0	0	0	0	6
April 2008	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
April 2009	7	0	0	0	0	0	0	0	7
April 2008	5	0	0	0	0	0	0	0	5
Russell Township									
April 2009	5	0	0	0	0	0	0	0	5
April 2008	12	0	0	0	0	14	0	0	26
Ottawa-Gatineau CMA (Ontario portion)									
April 2009	214	1	139	0	0	92	0	0	446
April 2008	231	18	114	0	0	44	0	0	403

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**April 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Ottawa City	155	265	16	16	142	204	24	317	337	802	-58.0
Ottawa, Vanier, Rockcliffe	2	11	4	0	6	0	0	27	12	38	-68.4
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	80	26	0	4	58	85	0	0	138	115	20.0
Gloucester inside greenbelt	0	2	0	4	0	11	0	0	0	17	-100.0
Gloucester outside greenbelt	22	25	0	0	3	0	0	0	25	25	0.0
Kanata	14	51	4	4	14	22	0	133	32	210	-84.8
Cumberland	24	51	8	0	55	60	24	145	111	256	-56.6
Goulbourn	8	77	0	4	6	8	0	12	14	101	-86.1
West Carleton	1	8	0	0	0	18	0	0	1	26	-96.2
Rideau	0	1	0	0	0	0	0	0	0	1	-100.0
Osgoode	4	13	0	0	0	0	0	0	4	13	-69.2
Clarence-Rockland City	2	6	2	0	0	0	0	0	4	6	-33.3
Russell Township	9	5	0	0	0	0	0	0	9	5	80.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>166</b>	<b>276</b>	<b>18</b>	<b>16</b>	<b>142</b>	<b>204</b>	<b>24</b>	<b>317</b>	<b>350</b>	<b>813</b>	<b>-56.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	444	674	44	30	352	552	371	706	1,211	1,962	-38.3
Ottawa, Vanier, Rockcliffe	8	18	8	8	35	0	323	284	374	310	20.6
Nepean inside greenbelt	1	1	0	0	0	26	0	64	1	91	-98.9
Nepean outside greenbelt	177	101	0	4	119	234	0	30	296	369	-19.8
Gloucester inside greenbelt	4	7	2	4	10	22	0	0	16	33	-51.5
Gloucester outside greenbelt	74	59	6	2	33	10	24	26	137	97	41.2
Kanata	38	150	6	4	36	94	0	133	80	381	-79.0
Cumberland	81	112	10	0	113	105	24	145	228	362	-37.0
Goulbourn	31	173	10	8	6	22	0	24	47	227	-79.3
West Carleton	14	21	0	0	0	39	0	0	14	60	-76.7
Rideau	2	4	0	0	0	0	0	0	2	4	-50.0
Osgoode	14	28	2	0	0	0	0	0	16	28	-42.9
Clarence-Rockland City	9	15	6	0	14	0	0	0	29	15	93.3
Russell Township	16	6	3	0	0	0	0	0	19	6	**
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>469</b>	<b>695</b>	<b>53</b>	<b>30</b>	<b>366</b>	<b>552</b>	<b>371</b>	<b>706</b>	<b>1,259</b>	<b>1,983</b>	<b>-36.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Ottawa City	142	204	0	0	24	184	0	133
Ottawa, Vanier, Rockcliffe	6	0	0	0	0	27	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	58	85	0	0	0	0	0	0
Gloucester inside greenbelt	0	11	0	0	0	0	0	0
Gloucester outside greenbelt	3	0	0	0	0	0	0	0
Kanata	14	22	0	0	0	0	0	133
Cumberland	55	60	0	0	24	145	0	0
Goulbourn	6	8	0	0	0	12	0	0
West Carleton	0	18	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>142</b>	<b>204</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>184</b>	<b>0</b>	<b>133</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	349	552	3	0	371	573	0	133
Ottawa, Vanier, Rockcliffe	32	0	3	0	323	284	0	0
Nepean inside greenbelt	0	26	0	0	0	64	0	0
Nepean outside greenbelt	119	234	0	0	0	30	0	0
Gloucester inside greenbelt	10	22	0	0	0	0	0	0
Gloucester outside greenbelt	33	10	0	0	24	26	0	0
Kanata	36	94	0	0	0	0	0	133
Cumberland	113	105	0	0	24	145	0	0
Goulbourn	6	22	0	0	0	24	0	0
West Carleton	0	39	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	14	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>363</b>	<b>552</b>	<b>3</b>	<b>0</b>	<b>371</b>	<b>573</b>	<b>0</b>	<b>133</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**April 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Ottawa City	313	485	24	184	0	133	337	802
Ottawa, Vanier, Rockcliffe	12	11	0	27	0	0	12	38
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	138	115	0	0	0	0	138	115
Gloucester inside greenbelt	0	17	0	0	0	0	0	17
Gloucester outside greenbelt	25	25	0	0	0	0	25	25
Kanata	32	77	0	0	0	133	32	210
Cumberland	87	111	24	145	0	0	111	256
Goulbourn	14	89	0	12	0	0	14	101
West Carleton	1	26	0	0	0	0	1	26
Rideau	0	1	0	0	0	0	0	1
Osgoode	4	13	0	0	0	0	4	13
Clarence-Rockland City	4	6	0	0	0	0	4	6
Russell Township	9	5	0	0	0	0	9	5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>326</b>	<b>496</b>	<b>24</b>	<b>184</b>	<b>0</b>	<b>133</b>	<b>350</b>	<b>813</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - April 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	837	1,246	371	583	3	133	1,211	1,962
Ottawa, Vanier, Rockcliffe	48	26	323	284	3	0	374	310
Nepean inside greenbelt	1	27	0	64	0	0	1	91
Nepean outside greenbelt	296	329	0	40	0	0	296	369
Gloucester inside greenbelt	16	33	0	0	0	0	16	33
Gloucester outside greenbelt	113	71	24	26	0	0	137	97
Kanata	80	248	0	0	0	133	80	381
Cumberland	204	217	24	145	0	0	228	362
Goulbourn	47	203	0	24	0	0	47	227
West Carleton	14	60	0	0	0	0	14	60
Rideau	2	4	0	0	0	0	2	4
Osgoode	16	28	0	0	0	0	16	28
Clarence-Rockland City	29	15	0	0	0	0	29	15
Russell Township	19	6	0	0	0	0	19	6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>885</b>	<b>1,267</b>	<b>371</b>	<b>583</b>	<b>3</b>	<b>133</b>	<b>1,259</b>	<b>1,983</b>

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**April 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Ottawa City	191	203	8	18	142	129	95	24	436	374	16.6
Ottawa, Vanier, Rockcliffe	3	11	6	0	0	5	25	0	34	16	112.5
Nepean inside greenbelt	0	1	0	2	0	0	48	0	48	3	**
Nepean outside greenbelt	52	26	0	0	16	21	12	12	80	59	35.6
Gloucester inside greenbelt	0	9	0	2	13	10	0	0	13	21	-38.1
Gloucester outside greenbelt	28	30	0	2	8	11	10	0	46	43	7.0
Kanata	19	21	0	4	34	27	0	0	53	52	1.9
Cumberland	30	50	0	8	49	45	0	0	79	103	-23.3
Goulbourn	34	31	0	0	16	10	0	12	50	53	-5.7
West Carleton	16	6	0	0	6	0	0	0	22	6	**
Rideau	3	7	0	0	0	0	0	0	3	7	-57.1
Osgoode	6	11	2	0	0	0	0	0	8	11	-27.3
Clarence-Rockland City	7	5	0	0	0	0	0	0	7	5	40.0
Russell Township	11	10	0	0	0	0	0	14	11	24	-54.2
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>209</b>	<b>218</b>	<b>8</b>	<b>18</b>	<b>142</b>	<b>129</b>	<b>95</b>	<b>38</b>	<b>454</b>	<b>403</b>	<b>12.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	748	753	57	76	519	368	371	276	1,695	1,473	15.1
Ottawa, Vanier, Rockcliffe	23	32	25	14	31	9	146	208	225	263	-14.4
Nepean inside greenbelt	2	4	0	6	20	29	117	8	139	47	195.7
Nepean outside greenbelt	182	173	4	4	87	49	36	36	309	262	17.9
Gloucester inside greenbelt	9	22	0	4	22	27	10	0	41	53	-22.6
Gloucester outside greenbelt	76	70	4	14	50	24	22	0	152	108	40.7
Kanata	123	92	4	12	84	74	0	0	211	178	18.5
Cumberland	118	122	0	10	106	102	16	0	240	234	2.6
Goulbourn	127	143	18	12	43	54	24	24	212	233	-9.0
West Carleton	44	29	0	0	76	0	0	0	120	29	**
Rideau	8	15	0	0	0	0	0	0	8	15	-46.7
Osgoode	36	51	2	0	0	0	0	0	38	51	-25.5
Clarence-Rockland City	39	46	0	0	0	0	0	0	39	46	-15.2
Russell Township	28	32	2	0	0	0	0	14	30	46	-34.8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>815</b>	<b>831</b>	<b>59</b>	<b>76</b>	<b>519</b>	<b>368</b>	<b>371</b>	<b>290</b>	<b>1,764</b>	<b>1,565</b>	<b>12.7</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Ottawa City	142	124	0	5	95	24	0	0
Ottawa, Vanier, Rockcliffe	0	5	0	0	25	0	0	0
Nepean inside greenbelt	0	0	0	0	48	0	0	0
Nepean outside greenbelt	16	21	0	0	12	12	0	0
Gloucester inside greenbelt	13	5	0	5	0	0	0	0
Gloucester outside greenbelt	8	11	0	0	10	0	0	0
Kanata	34	27	0	0	0	0	0	0
Cumberland	49	45	0	0	0	0	0	0
Goulbourn	16	10	0	0	0	12	0	0
West Carleton	6	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	14	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>142</b>	<b>124</b>	<b>0</b>	<b>5</b>	<b>95</b>	<b>38</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	519	363	0	5	302	246	69	30
Ottawa, Vanier, Rockcliffe	31	9	0	0	146	178	0	30
Nepean inside greenbelt	20	29	0	0	48	8	69	0
Nepean outside greenbelt	87	49	0	0	36	36	0	0
Gloucester inside greenbelt	22	22	0	5	10	0	0	0
Gloucester outside greenbelt	50	24	0	0	22	0	0	0
Kanata	84	74	0	0	0	0	0	0
Cumberland	106	102	0	0	16	0	0	0
Goulbourn	43	54	0	0	24	24	0	0
West Carleton	76	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	14	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>519</b>	<b>363</b>	<b>0</b>	<b>5</b>	<b>302</b>	<b>260</b>	<b>69</b>	<b>30</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**April 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Ottawa City	341	345	95	24	0	5	436	374
Ottawa, Vanier, Rockcliffe	9	16	25	0	0	0	34	16
Nepean inside greenbelt	0	3	48	0	0	0	48	3
Nepean outside greenbelt	68	47	12	12	0	0	80	59
Gloucester inside greenbelt	13	16	0	0	0	5	13	21
Gloucester outside greenbelt	36	43	10	0	0	0	46	43
Kanata	53	52	0	0	0	0	53	52
Cumberland	79	103	0	0	0	0	79	103
Goulbourn	50	41	0	12	0	0	50	53
West Carleton	22	6	0	0	0	0	22	6
Rideau	3	7	0	0	0	0	3	7
Osgoode	8	11	0	0	0	0	8	11
Clarence-Rockland City	7	5	0	0	0	0	7	5
Russell Township	11	10	0	14	0	0	11	24
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>359</b>	<b>360</b>	<b>95</b>	<b>38</b>	<b>0</b>	<b>5</b>	<b>454</b>	<b>403</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - April 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,324	1,175	302	261	69	37	1,695	1,473
Ottawa, Vanier, Rockcliffe	79	53	146	178	0	32	225	263
Nepean inside greenbelt	22	27	48	20	69	0	139	47
Nepean outside greenbelt	273	223	36	39	0	0	309	262
Gloucester inside greenbelt	31	48	10	0	0	5	41	53
Gloucester outside greenbelt	130	108	22	0	0	0	152	108
Kanata	211	178	0	0	0	0	211	178
Cumberland	224	234	16	0	0	0	240	234
Goulbourn	188	209	24	24	0	0	212	233
West Carleton	120	29	0	0	0	0	120	29
Rideau	8	15	0	0	0	0	8	15
Osgoode	38	51	0	0	0	0	38	51
Clarence-Rockland City	39	46	0	0	0	0	39	46
Russell Township	30	32	0	14	0	0	30	46
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,393</b>	<b>1,253</b>	<b>302</b>	<b>275</b>	<b>69</b>	<b>37</b>	<b>1,764</b>	<b>1,565</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2009	3	1.5	16	7.9	96	47.5	64	31.7	23	11.4	202	389,990	412,510
April 2008	1	0.5	29	13.6	111	51.9	49	22.9	24	11.2	214	365,450	417,634
Year-to-date 2009	10	1.3	65	8.6	356	47.0	230	30.3	97	12.8	758	388,445	415,563
Year-to-date 2008	4	0.5	138	17.8	351	45.3	174	22.5	107	13.8	774	364,900	407,389
Ottawa, Vanier, Rockcliffe													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
April 2008	0	0.0	0	0.0	1	9.1	2	18.2	8	72.7	11	675,000	1,084,118
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	685,000	758,988
Year-to-date 2008	0	0.0	1	3.1	2	6.3	6	18.8	23	71.9	32	672,450	799,997
Nepean inside greenbelt													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Nepean outside greenbelt													
April 2009	0	0.0	3	5.8	32	61.5	17	32.7	0	0.0	52	378,195	382,842
April 2008	0	0.0	4	14.8	12	44.4	9	33.3	2	7.4	27	378,900	384,222
Year-to-date 2009	0	0.0	4	2.2	107	58.8	65	35.7	6	3.3	182	386,900	395,544
Year-to-date 2008	0	0.0	22	12.4	88	49.7	51	28.8	16	9.0	177	374,900	402,448
Gloucester inside greenbelt													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	--	--
Year-to-date 2008	0	0.0	1	4.3	15	65.2	6	26.1	1	4.3	23	372,500	395,339
Gloucester outside greenbelt													
April 2009	0	0.0	2	6.9	13	44.8	11	37.9	3	10.3	29	397,900	426,579
April 2008	0	0.0	1	3.0	14	42.4	16	48.5	2	6.1	33	414,900	414,958
Year-to-date 2009	0	0.0	3	4.1	33	44.6	29	39.2	9	12.2	74	400,950	425,001
Year-to-date 2008	0	0.0	2	2.7	35	47.9	33	45.2	3	4.1	73	397,900	407,141
Kanata													
April 2009	0	0.0	1	4.5	10	45.5	7	31.8	4	18.2	22	397,650	414,945
April 2008	0	0.0	2	9.5	12	57.1	6	28.6	1	4.8	21	369,400	371,995
Year-to-date 2009	0	0.0	1	0.8	65	52.8	41	33.3	16	13.0	123	393,900	414,542
Year-to-date 2008	0	0.0	22	23.4	43	45.7	20	21.3	9	9.6	94	333,900	376,315
Cumberland													
April 2009	0	0.0	3	8.1	25	67.6	8	21.6	1	2.7	37	375,900	379,962
April 2008	1	1.7	14	23.7	37	62.7	7	11.9	0	0.0	59	326,400	334,808
Year-to-date 2009	0	0.0	16	12.8	75	60.0	29	23.2	5	4.0	125	368,900	374,298
Year-to-date 2008	2	1.6	30	23.4	79	61.7	17	13.3	0	0.0	128	326,950	336,335
Goulbourn													
April 2009	1	2.9	6	17.6	13	38.2	13	38.2	1	2.9	34	370,945	375,453
April 2008	0	0.0	6	19.4	17	54.8	6	19.4	2	6.5	31	352,900	367,416
Year-to-date 2009	4	3.1	31	24.4	57	44.9	30	23.6	5	3.9	127	339,990	359,438
Year-to-date 2008	0	0.0	56	38.6	58	40.0	19	13.1	12	8.3	145	314,990	356,002

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range													
April 2009													
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2009	0	0.0	1	6.3	1	6.3	4	25.0	10	62.5	16	520,450	598,612
April 2008	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	--	--
Year-to-date 2009	0	0.0	2	4.5	7	15.9	12	27.3	23	52.3	44	500,450	547,216
Year-to-date 2008	1	3.6	2	7.1	9	32.1	5	17.9	11	39.3	28	435,000	461,439
Rideau													
April 2009	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
April 2008	0	0.0	0	0.0	4	50.0	0	0.0	4	50.0	8	--	--
Year-to-date 2009	2	28.6	1	14.3	1	14.3	3	42.9	0	0.0	7	--	--
Year-to-date 2008	0	0.0	0	0.0	8	50.0	3	18.8	5	31.3	16	390,000	491,844
Osgoode													
April 2009	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	6	--	--
April 2008	0	0.0	0	0.0	4	50.0	0	0.0	4	50.0	8	--	--
Year-to-date 2009	4	10.3	7	17.9	7	17.9	10	25.6	11	28.2	39	425,000	422,882
Year-to-date 2008	1	1.9	2	3.7	14	25.9	12	22.2	25	46.3	54	461,950	494,583
Clarence-Rockland City													
April 2009	2	28.6	1	14.3	3	42.9	1	14.3	0	0.0	7	--	--
April 2008	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2009	11	28.2	13	33.3	11	28.2	2	5.1	2	5.1	39	265,000	303,106
Year-to-date 2008	10	21.7	21	45.7	15	32.6	0	0.0	0	0.0	46	271,450	284,341
Russell Township													
April 2009	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
April 2008	1	8.3	5	41.7	6	50.0	0	0.0	0	0.0	12	307,750	308,925
Year-to-date 2009	4	18.2	10	45.5	6	27.3	2	9.1	0	0.0	22	291,850	303,599
Year-to-date 2008	4	13.3	10	33.3	14	46.7	1	3.3	1	3.3	30	310,200	319,560
Ottawa-Gatineau CMA (Ontario portion)													
April 2009	5	2.3	21	9.8	100	46.7	65	30.4	23	10.7	214	388,545	406,009
April 2008	3	1.3	35	15.2	120	51.9	49	21.2	24	10.4	231	359,900	409,587
Year-to-date 2009	25	3.1	88	10.7	373	45.5	234	28.6	99	12.1	819	384,900	407,200
Year-to-date 2008	18	2.1	169	19.9	380	44.7	175	20.6	108	12.7	850	352,900	397,630

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
April 2009**

Submarket	April 2009	April 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	412,510	417,634	-1.2	415,563	407,389	2.0
Ottawa, Vanier, Rockcliffe	--	1,084,118	n/a	758,988	799,997	-5.1
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	382,842	384,222	-0.4	395,544	402,448	-1.7
Gloucester inside greenbelt	--	--	n/a	--	395,339	n/a
Gloucester outside greenbelt	426,579	414,958	2.8	425,001	407,141	4.4
Kanata	414,945	371,995	11.5	414,542	376,315	10.2
Cumberland	379,962	334,808	13.5	374,298	336,335	11.3
Goulbourn	375,453	367,416	2.2	359,438	356,002	1.0
West Carleton	598,612	--	n/a	547,216	461,439	18.6
Rideau	--	--	n/a	--	491,844	n/a
Osgoode	--	--	n/a	422,882	494,583	-14.5
Clarence-Rockland City	--	--	n/a	303,106	284,341	6.6
Russell Township	--	308,925	n/a	303,599	319,560	-5.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>406,009</b>	<b>409,587</b>	<b>-0.9</b>	<b>407,200</b>	<b>397,630</b>	<b>2.4</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**  
**April 2009**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2008	January	664	-14.1	1,164	1,628	1,848	63.0	285,736	9.5	284,764
	February	1,001	-4.3	1,167	1,842	1,860	62.7	283,199	6.9	288,930
	March	1,099	-16.6	1,172	1,969	1,864	62.9	288,152	4.9	288,024
	April	1,580	0.7	1,196	2,776	1,959	61.1	295,909	6.7	286,988
	May	1,913	2.5	1,329	2,971	2,155	61.7	296,580	7.3	293,189
	June	1,710	2.6	1,255	2,482	2,058	61.0	298,336	6.8	292,329
	July	1,408	-4.0	1,217	2,136	2,017	60.3	295,134	9.4	290,746
	August	1,203	-9.6	1,195	1,948	2,044	58.5	282,792	5.6	291,137
	September	1,228	8.9	1,211	2,234	2,061	58.8	289,711	5.8	297,868
	October	974	-9.3	1,125	1,943	2,141	52.5	280,870	2.1	286,749
	November	654	-27.6	982	1,479	2,152	45.6	291,695	7.3	303,295
	December	474	-20.6	895	788	2,037	43.9	272,672	-1.5	280,636
2009	January	535	-19.4	994	1,682	1,951	50.9	290,930	1.8	292,155
	February	798	-20.3	1,025	1,752	1,855	55.3	273,991	-3.3	280,708
	March	1,170	6.5	1,143	2,420	2,010	56.9	287,911	-0.1	287,730
	April	1,608	1.8	1,264	2,570	2,005	63.0	298,593	0.9	284,608
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,764	-11.9		5,439			285,778	6.6	
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	YTD 2008	4,344	-7.7		8,215			289,463	6.8	
	YTD 2009	4,111	-5.4		8,424			289,780	0.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 6: Economic Indicators**  
**April 2009**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	164.2	110.4	496	4.4	72.7	933
	February	718	7.25	7.29	166.3	111.0	494	4.8	72.6	930
	March	712	7.15	7.19	166.3	111.3	494	4.7	72.5	924
	April	700	6.95	6.99	166.4	112.1	493	4.9	72.4	927
	May	679	6.15	6.65	167.2	113.4	492	5.0	72.3	933
	June	710	6.95	7.15	168.7	114.0	495	5.4	72.9	942
	July	710	6.95	7.15	168.7	115.0	499	5.2	73.2	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20	169.2	113.3	507	4.7	73.6	945
	December	685	5.60	6.75	169.6	112.7	508	4.6	73.6	945
2009	January	627	5.00	5.79	169.6	112.3	504	4.5	73.0	952
	February	627	5.00	5.79	169.6	113.0	499	4.6	72.2	959
	March	613	4.50	5.55	169.6	113.6	492	4.9	71.4	965
	April	596	3.90	5.25		113.1	489	5.4	71.3	980
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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